

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Ithaca

State: NY

PJ's Total HOME Allocation Received: \$2,764,927

PJ's Size Grouping*: C

PJ Since (FY): 2004

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 28				
% of Funds Committed	100.00 %	93.14 %	1	91.92 %	100	100	
% of Funds Disbursed	62.49 %	77.31 %	28	82.65 %	5	3	
Leveraging Ratio for Rental Activities	1.29	2.19	19	4.67	25	20	
% of Completed Rental Disbursements to All Rental Commitments***	68.89 %	71.74 %	26	81.09 %	15	15	
% of Completed CHDO Disbursements to All CHDO Reservations***	30.54 %	69.15 %	27	68.72 %	7	7	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.00 %	80.16 %	6	79.93 %	64	71	
% of 0-30% AMI Renters to All Renters***	80.00 %	49.19 %	1	44.94 %	90	94	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.98 %	1	94.87 %	100	100	
Overall Ranking:			In State: 23 / 28		Nationally: 30 27		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$55,350	\$51,790		\$25,717	10 Units	2.70 %	
Homebuyer Unit	\$23,834	\$15,031		\$14,669	15 Units	4.10 %	
Homeowner-Rehab Unit	\$0	\$11,900		\$20,391	0 Units	0.00 %	
TBRA Unit	\$571	\$4,396		\$3,201	340 Units	93.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Ithaca NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$113,425	\$87,339	\$0
State:*	\$104,499	\$92,860	\$16,261
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	1.8 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	30.0	80.0	0.0	62.1	Single/Non-Elderly:	50.0	0.0	0.0	34.7
Black/African American:	20.0	13.3	0.0	29.4	Elderly:	30.0	6.7	0.0	2.4
Asian:	20.0	6.7	0.0	1.2	Related/Single Parent:	10.0	40.0	0.0	42.1
American Indian/Alaska Native:	0.0	0.0	0.0	0.6	Related/Two Parent:	10.0	26.7	0.0	14.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	26.7	0.0	6.2
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.3					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	10.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	20.0	0.0	0.0	6.5					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	70.0	6.7	0.0	35.0	Section 8:	70.0	0.0 [#]		
2 Persons:	0.0	53.3	0.0	30.3	HOME TBRA:	0.0			
3 Persons:	0.0	20.0	0.0	17.4	Other:	10.0			
4 Persons:	0.0	6.7	0.0	9.1	No Assistance:	20.0			
5 Persons:	20.0	13.3	0.0	5.6					
6 Persons:	0.0	0.0	0.0	1.8					
7 Persons:	10.0	0.0	0.0	0.9					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				2

* The State average includes all local and the State PJs within that state

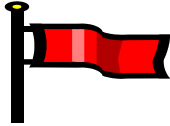
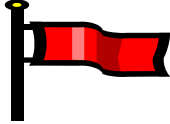
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Ithaca State: NY Group Rank: 30
(Percentile)
State Rank: 23 / 28 PJs Overall Rank: 27
(Percentile)
Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	68.89	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	30.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.93	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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